



DEVELOPMENT SUMMARY

Retail 42,200 sf
Residential 287 units (311,000 sf)
 Multifamily 263 un
 Townhomes 24 un

Retail Parking 331 spaces

Residential Parking 408 spaces (1.55 sp/un)
 On-street 72 sp
 Multifamily 336 sp

TOTAL LAND AREA +/- 19.85 AC

Current Zoning AG-1
Proposed Zoning MIX

Gated parking for multi-family residents

On-street parking and sidewalks along internal streets to create pedestrian friendly environment

Residential over retail (3 stories total)

Potential bank site

Right-in / right-out access from Medlock Bridge

Townhome units facing pocket parks with rear loaded garages

Area of proposed storm water and water quality facilities (combination of above and under ground)

Zoned CUP
1984Z-0186

Floodplain

Wetlands

Top of Bank

Existing wooded areas (Typical)

Connectin to existing sanitary and storm sewer

New full intersection access from Old Alabama Road with traffic signal

OLD ALABAMA ROAD
(45 mph)

Connection to domestic water

Residential leasing office on ground level opening on to village green

Restaurant location overlooking village green

P.O.C. (Easements)
P.O.B. (Overall and purchase parcel)

Existing traffic signal

MEDLOCK BRIDGE ROAD - S.R. 141
(45 mph)

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By Planning & Zoning at 11:54 am, Dec 10, 2013